



THE CITY OF WHITTIER

Gateway to Western Prince William Sound

P.O. Box 608 • Whittier, Alaska 99693 • (907) 472-2327 • Fax (907) 472-2404

PLANNING COMMISSION

Regular Meeting

Tuesday, May 14, 2013

Homeowner's Lounge, BTI

MINUTES

1. CALL TO ORDER

Charlene Arneson called the meeting to order at 7:07 pm.

2. OPENING CEREMONY

Charlene Arneson led the Pledge of Allegiance.

3. ROLL CALL

Commission members present and establishing a quorum:

Charlene Arneson	Seat A	Present
Terry Bender	Seat B	Present
Ed Hedges	Seat C	Present
Walter Finke	Seat D	Present
Dyanna Pratt	Seat E	Present

ADMINISTRATION PRESENT

Scott Korbe, Public Works Director
Jennifer Rogers, Deputy City Clerk

PUBLIC PRESENT

Ted Spencer
Victor Shen

4. APPROVAL OF REGULAR MEETING AGENDA

MOTION: Dyanna Pratt made a motion to approve the May 14, 2013 regular Meeting Agenda.

SECOND: Terry Bender seconded the motion.

VOTE: Unanimous

DISCUSSION: None

5. APPROVAL OF MINUTES

MOTION: Terry Bender made a motion to approve the Regular Meeting minutes of April 9, 2013 as is.

SECOND: Walter Finke seconded the motion.

VOTE: Unanimous

DISCUSSION: None

6. ADMINISTRATIVE REPORTS

A. City Manager Reports:

Thomas Bolen was not present for this meeting.

B. Director of Public Works Reports:

Scott Korbe reported that he did not have any new building applications at this time. His crew is preparing for the summer season. Terry Bender inquired about Hai Han. Scott replied that he met with Hai Han for about an hour after the last meeting and it was at that time that Scott informed Hai Han of the permits he would need to obtain a fire marshal's permit, but to date, Hai Han has not come back to him with any formal requests.

Charlene stated that she is pleased with how the city administration is handling all building permit requests. Scott reminded everyone that we can only regulate land use. The structural, mechanical, electrical and plumbing comes from the state entities; it is up to the owners to comply. Charlene added that we need to be sure that the entities are aware of what is happening in Whittier.

Lastly, Scott added that Whittier Marine Charters got the approval from the state to add a roof system over the back deck of their building.

7. UNFINISHED BUSINESS

A. Tank Farm

Tabled

B. Land Trades with ARR

No reports from the administration. Ted Spencer reported that he was interested in building a museum on the lot where the old fire hall used to be. He put together a proposal together and sent it to the office of Senator Lisa Murkowski. It turns out that Senator Lisa Murkowski is the Chair for the Appropriations Committee for the Department of Interior, so they were interested in proceeding with the project. It was then discovered after Ted spoke to Bob Prunella that there were plans to cut the land in half and straighten out the roads so the trucks can make the curve. When a land issue, such as the D.O.D. turning the land over to the City, it might be a good idea to go to Murkowski so that they can focus on it and expedite the transfer.

Charlene stated that she didn't know where things were at because of the mediation. Scott Korbe added that this has been in the works since 2006 with an initial boundary drawing for Shotgun Cove Road. Forest Services has been in support of that. Since that time, there has been a plot issue when it transferred to D.O.T. to the rail road then to the Forest Service. There are three different plats for the same property, and some are overlapping. Currently, we are working to get construction as that's unraveling. Ted asked if there is a contamination issue at the tank farm area. Charlene replied that it has been remediated to the point where they're testing some of the wells, and it has been said that there is very little contaminants in the wells. Scott said that D.O. T. has not officially signed off and declare that the property will never be available for residential occupancy.

C. Review of Hazard Mitigation Plan Update

The Hazard Mitigation Plan Update was sent to Scott Nelson and a week later when Charlene called him, he informed her that he submitted it to FEMA. He'll create an addendum to the documentation on the back of the plan. He appreciated the work that was put into it.

D. Smitty's Cove Park

Tabled

E. Zoning- Head of Passage Canal

It is currently zoned Industrial, but it would be preferable for it to be zone recreational with light commercial. Scott Korbe reminded everyone that the majority of the head of the bay belongs to the railroad and that the tank farm is still owned by the Department of Defense. The City of Whittier does not own any tangible property at the head of the bay.

F. Review of Tideland Zoning

The tidelands are not zoned. If it is zoned, it can be used and leased. It needs to be zoned so that the use matches what district they are in. A previous city manager asked that the tidelands be zoned the Marina. The land belongs to the City and the activity can be controlled based on what it's zoned. The City will have to plat Smitty's Cove and Emerald Cove, then there will have to be hearings and decisions will be made. The grant will also have to be followed because so much of the land that has to be set aside for the City.

NEW BUSINESS

A. Signage for Anton Anderson Tunnel Traffic Staging Area

Charlene read an email from Matt Murphy, who is a DOT avalanche technician. Matt Murphy told Charlene that the request for the signage needs to come from the City, so she has notified Thomas Bolen of this. Dyanna reported that she spoke to Gordon Burton and he stated that the rail road has agreed to purchase the signage for Whittier's side of the tunnel. D.O.T. will not have to get involved in this project.

B. Recommendation Projects for Commercial Vessel Passenger Fund Projects

The top project nominations from the public meeting held on May 13th were the visitor center, train depot, Whittier Creek Pedestrian tunnel, boardwalk and additional restrooms with drinking fountains. Charlene stated that information regarding this meeting has been placed on Channel 23. Charlene directed Jennifer Rogers to e-mail the Commercial Vessel Passenger Project Nominations Form to the Chamber of Commerce so they can send it out to others. Charlene also directed Jennifer Rogers to create and send out a flyer with this information to the residents of Whittier so that they can give their input on what are priorities to them.

9. PUBLIC COMMENT:

Ted Spencer announced that he has been working on an idea of creating a historical district in Whittier which involves seven buildings that were created by the military during the cold war era, in the early to late 1950's. Ted asked if he should be considering zoning when he discusses his ideas. Scott asked Ted if he intended on placing Whittier on the National Historic Registry. Ted clarified that it would not be on the individual building, but recognition of a district as being historic. Charlene stated that our zoning would be light commercial with industrial. The seven buildings would be: the Begich Towers, but it was originally known as the Hodge building, P-12, the cold storage plant, the gymnasium, the Buckner Building, the ACS building and the army headquarters building.

Speaking as a citizen, Scott Korbe stated that he stated that the controlling factor is Princess Cruises. Their idea is that they're not a port a call. We retain approximately 1-3% of the passengers of the cruise ship, which are about 100,000 people. There are approximately 500,000 people that transit Whittier other than the cruise ships. He encouraged the committee to recommend projects that would allow us to get more uses rather than a single function building.

10. COMMISSION COMMENTS:

11. NEXT MEETING AGENDA ITEMS: To be determined

12. NEXT MEETING ATTENDANCE PLANS: June 11, 2013 @ 7:00 pm

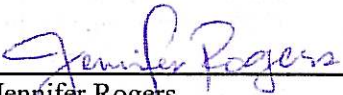
MOTION: Dyanna Pratt made the motion to adjourn the meeting.

SECOND: Walter Finke seconded the motion.

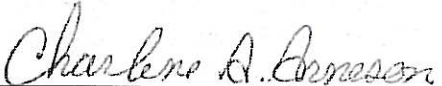
VOTE: Unanimous

13. ADJOURNMENT: Charlene Arneson adjourned the meeting at 8:22 pm.

ATTEST:



Jennifer Rogers
Deputy City Clerk



Charlene Arneson
Commission Chairperson